

**APPROVED MINUTES  
YORK COUNTY PLANNING COMMISSION**

Work Session  
York Hall, 301 Main Street  
January 22, 2003

**MEMBERS**

Andrew A. Simasek  
Robert D. Heavner  
Nicholas F. Barba  
Alfred E. Ptasznik, Jr.  
Michael H. Hendricks  
Ann F. White

**CALL TO ORDER**

Chair Michael Hendricks called the work session of the York County Planning Commission to order at 6:30 p.m. The roll was called and all members except Mr. Heavner were present. Staff members present were James E. Barnett, Jr., J. Mark Carter, Timothy C. Cross, Amy M. Parker, and Maggie Hedberg.

Mr. Hendricks asked Mr. Carter to proceed with the business of the session.

Mr. Carter referenced his memorandum, "January 22, 2003 Work Session Materials" with attachments. He indicated the tasks before the Commission include adding or refining certain Zoning Ordinance definitions related to accessory apartments, and proposing absolute guidelines for accessory apartments -- particularly in view of an upward trend in square footage of the more recently approved accessory apartments.

The members discussed the various issues to be considered, including:

- Maximum square footage for an accessory apartment
- How the size should relate to the size of the main residence and what methodology should be used to determine the allowable size, such as percentage of area of the main residence
- Relationship of occupant, if any, to the homeowner
- Designation of a defining space such as a bathroom or kitchen or a separate entrance

Following considerable and lengthy discussions, the members made the following recommendations for text amendments to the Zoning Ordinance with regard to accessory apartments:

- Allow attached apartments by right up to 600 square feet or 25 percent of the principal structure floor area, whichever is less.
- Allow attached apartments by Use Permit up to 800 square feet, or 35% of principal structure floor area, whichever is less.
- Allow detached apartments by Use Permit only, with maximum 800 square feet or 35%, whichever is less.
- Allow attached or detached by right in RC, RR or R20 zoning districts on properties having

an area of at least 2 times the minimum lot size for that district, up to 800 square feet or 35% of principal structure floor area.

- Allow by Use Permit in RC, RR or R20 on properties having 2x minimum lot size, up to 1,000 square feet or 49% of principal structure floor area, whichever is less.
- In addition, the Commission decided that medical or healthcare caretakers or domestic employees should be eligible to reside in accessory apartments.

The members agreed to conduct a public hearing in February on the proposed amendments in addition to adding or refining certain definitions for accessory apartments.

#### **ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

**SUBMITTED:** \_\_\_\_\_/s/\_\_\_\_\_  
Phyllis P. Liscum, Secretary

**APPROVED:** \_\_\_\_\_/s/\_\_\_\_\_  
Michael H. Hendricks, Chair

**DATE:** February 12, 2003